



TOWN OF AMENIA

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Planning Board Meeting April 3rd, 2014

Present:

Chairman Fontaine
Anthony Robustelli
Nathan Roy
Bill Kroeger
John Stefanopoulos

Consultants:

Dave Everett – Attorney
Julie Mangarillo – Town Engineer

Absent:

James Walsh
Pete Clair

Motion to open meeting 7pm

Rhoda Kennedy from Deborah Berke Partners and Tom Harvey their civil engineer were present. They gave an overview of the Smithfield Valley project thus far.

Comment and review from George Janes were discussed. Mr. Janes requested a photo simulation. Chairman Fontaine acknowledged the fact that photo simulation is an expensive process.

Chairman Fontaine commented on the building cutting into the SPO. By moving the building a small amount would remove them from the SPO. The question was posed if the building can be pulled away from the SPO. Ms. Kennedy acknowledged the request and commented on the reasoning for the placement of the building. She agreed to take a second look at the building placement if the board would like. This was agreed upon.

Chairman Fontaine requested a visual of the trees from the road. Ms. Kennedy asked if a photo rendering format would suffice. All answered yes if it supplied a good viewpoint.

A DEC Forester and a hired Forester from applicant are working on the project. A tree clearing plan was requested of what will remain and what will be removed. Ms. Kennedy did not see a problem with that request.

Instead of photo simulation photo rendering was discussed as another option. At the present moment the architects are utilizing photo rendering. This assist in helping to decipher if the home becomes too visible.

Any area in the SPO that will be cleared will require a tree survey.

The question was posed that if the building was moved out of the SPO will all this still b necessary. The answer was yes, but under different scrutiny.

The Town Engineer addressed her review and comments.

Wetland and wetland crossing: Towns wetland code was reviewed. Ms. Mangarillo requested that the board authorize Dr.Klemens to review plans. Response was that documents will be sent showing that research has already been done by a habitat specialist. The civil engineer explained that the culvert will be removed and replaced with a bridge to enhance the wetlands.

There will not be an argument if DEC reports that the property is not a suitable Bog Turtle habitat. A copy of the report was requested. It will be submitted to L. DeLango.

Steep Slopes: Plans will need to be submitted to the fire department for review. Smithfield Valley will contact fire department. Mr. Everett requested that a response from the fire department be provided by next meeting with applicant. The issue of water for fire department to extinguish fires was addressed, discussed the possibility, cisterns and ponds.

Gate around property and entrance gate were addressed for fire department purposes. A detailed drawing of gate will be submitted.

Ms. Mangarillo asked if the existing entrance will be done to county standards. The response was that it can be, but will need a permit to do so.

Ms. Mangarillo recommended a as built of the driveway. It will need to be at or below 12%. This will be noted on the plans.

Smithfield Valley will be doing selective clearing of trees. They will provide examples of what it is projected to look like.

Smithfield Valley is considered a scenic corridor.

Ms. Mangarillo raised the question of the tank in the main house. Main house does not exist yet? Response to question, the removal of the tank in the old pre-existing barn house that is no longer there. Ms. Kennedy will supply information regarding the removal of the tanks. A certificate of removal will be provided.

This project falls under a SEQRA 2, no action is required. Dutchess County Planning will need to be approached. County wait is 30 days. A public hearing is required. Ag notices will go out the same we send notification to the county. Ag statement is required to be in the same package with public hearing notice to county. L. DeLango will submit once whole package is prepared.

Ms. Kennedy asked if the board and consultants would like a submittal of one package. Answer was yes. Chairman Fontaine requested that the reports from DEC regarding the bog turtle habitat be submitted earlier.

Ms. Kennedy asked if while awaiting DC Planning answer can they submit for a permit for J. Fenton's review? Answer, discretion of J. Fenton.

Other Matters:

- Discussed fee in lieu of.

- Discussed attendance and training of board members.

Upcoming matters, Blueberry Hill Galleries.

Motion to close meeting

Adjourn: 8:10 pm

